

SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT: Monroe Minor Plat

DEPARTMENT: Planning and Development **DIVISION:** Development Review

AUTHORIZED BY: Dori DeBord

CONTACT: Alan Willis

EXT: 7332

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the minor plat for Monroe Minor Plat, located on a 0.447 +/- acre parcel on Jergo Road, south of Howell Branch Road in Section 34, Township 21 S, Range 30 E, as requested by the applicant (Steve Monroe, applicant).

District 1 Bob Dallari

Alan Willis

BACKGROUND:

The applicant, Steve Monroe, is requesting approval of the minor plat for Monroe Minor Plat. The minor plat consists of three (3) lots (minimum of 4,500 square feet each required by R-2 zoning district) containing a total of 0.447 +/- acres. Each lot is served by the City of Casselberry water and a septic system. The plat meets all applicable requirements of Chapter 35, Section 35.122, Seminole County Land Development Code and Chapter 177, Florida Statutes.

STAFF RECOMMENDATION:

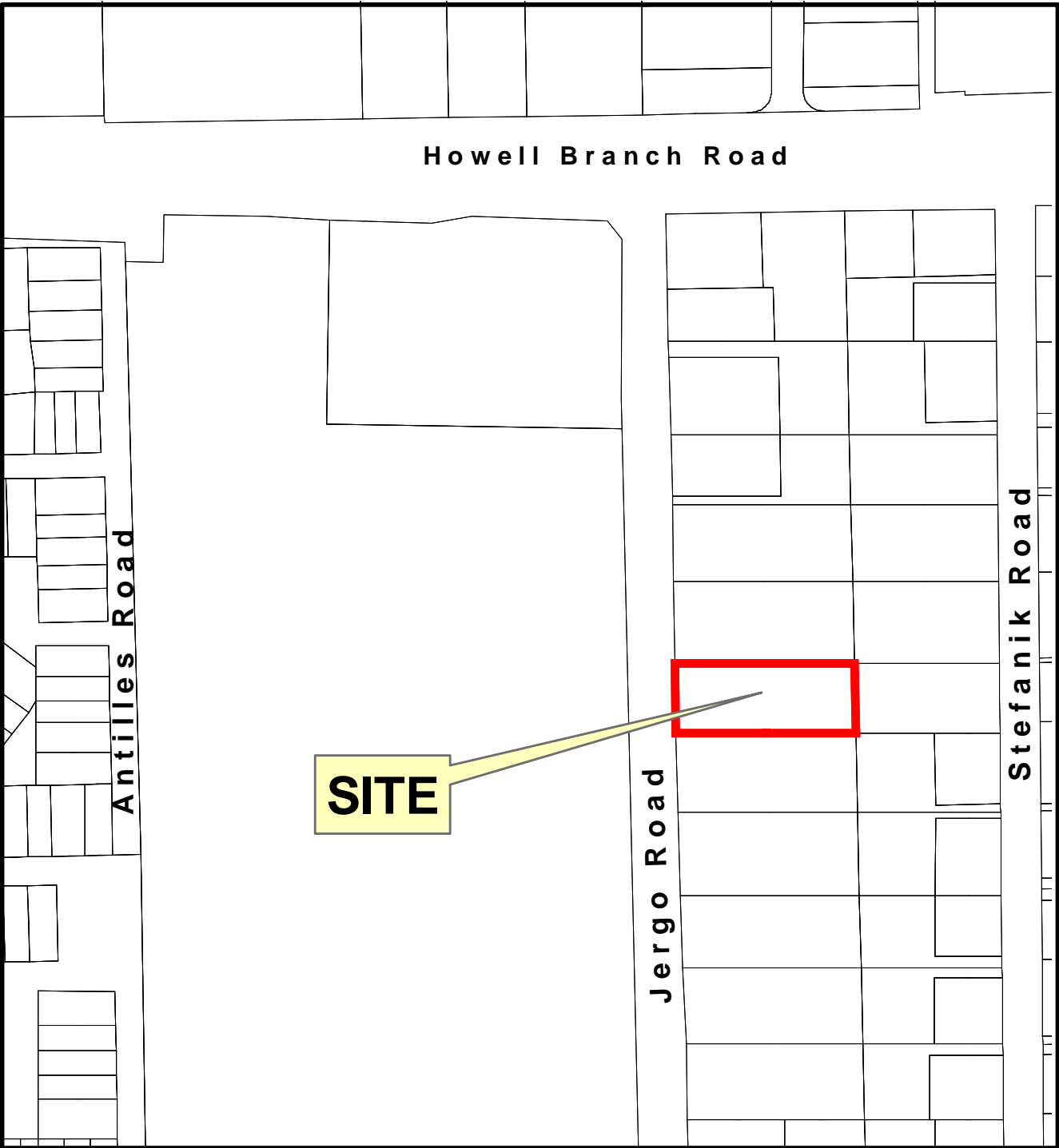
Staff recommends the Board of County Commissioners to approve and authorize the Chairman to execute, the minor plat for Monroe Minor Plat, located on a 0.447 +/- acre parcel on Jergo Road, south of Howell Branch Road in Section 34, Township 21 S, Range 30 E, as requested by the applicant (Steve Monroe, applicant).

ATTACHMENTS:

1. Maps and Aerials
2. Maps and Aerials
3. Maps and Aerials
4. Sketch of Description

Additionally Reviewed By:

☒ County Attorney Review (Kathleen Furey-Tran)



Monroe Minor Plat



Monroe Minor Plat

MONROE

SHEET 1 OF 2

REPLATTING LOT 9, BLOCK "D", SLOVAK VILLAGE SUBDIVISION
PLAT BOOK 8, PAGE 15
SECTION 34, TOWNSHIP 21 SOUTH, RANGE 30 EAST,
SEMINOLE COUNTY, FLORIDA

SHANNON SURVEYING, INC.
499 NORTH S.R. 434, SUITE #2153
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB# 6898

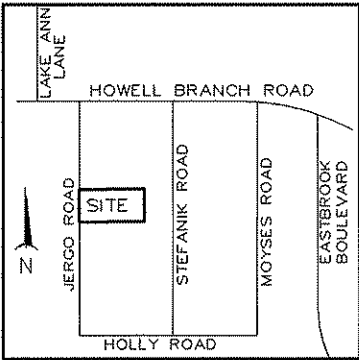
DESCRIPTION

LOT 9, BLOCK D, SLOVAK VILLAGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 15, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 9, BLOCK D, SLOVAK VILLAGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 15, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN S89°57'00"E ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 200.00 FEET; THENCE RUN S00°00'00"W ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 97.39 FEET; THENCE RUN N89°57'00"W, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 200.00 FEET; TO A POINT ON THE EAST RIGHT OF WAY LINE OF JERGO ROAD AND WEST LINE OF SAID LOT 9; THENCE RUN N00°00'00"E ALONG SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID LOT 9, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.
CONTAINING THEREIN, 19,478 SQUARE FEET OR 0.447 ACRES, MORE OR LESS.

NOTES:

- 1) BEARINGS BASED ON THE CENTERLINE OF JERGO ROAD AS BEING N00°00'00"E, ASSUMED.
- 2) THE SEPTIC AND DRAIN FIELD EASEMENT PER O.R. BOOK 6628, PAGE 243-247, SHOWN HEREON IS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS OF LOTS 2 AND 3.
- 3) THE JOINDER AND CONSENT TO DEDICATION IS RECORDED IN O.R. BOOK _____, PAGE _____, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- 4) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION (PER CHAPTER 177, FLORIDA STATUTES).



VICINITY MAP
(NOT TO SCALE)

LEGEND

- INDICATES SET 4"x4" CONCRETE MONUMENT, PERMANENT REFERENCE MARKER #4671 UNLESS OTHERWISE NOTED.
- INDICATES SET PERMANENT CONTROL POINT NAIL & DISK P.C.P. #4671 UNLESS OTHERWISE NOTED.
- C- INDICATES CENTERLINE
- PC - INDICATES POINT OF CURVATURE
- PT - INDICATES POINT OF TANGENCY
- N.R. - INDICATES NON-RADIAL LINE
- PRC - INDICATES POINT OF REVERSE CURVATURE
- LB - LICENSED BUSINESS
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.C.P. - PERMANENT CONTROL POINT
- O.R. BOOK - OFFICIAL RECORDS BOOK
- PG. - PAGE
- # - NUMBER
- EL - ELEVATION
- RB - RADIAL BEARING
- * - RIGHT OF WAY PC OR PT LOCATION
- P.O.L. - POINT ON LINE
- C.M. - CONCRETE MONUMENT
- G.P.S. - GLOBAL POSITIONING SYSTEM
- N 1559473.53971
E 557540.18495 - STATE PLANE COORDINATES

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, that the individuals named below, being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates all Utility Easements and Drainage Easements shown hereon to the perpetual use of the public. The Drainage Easements are to provide reciprocal drainage rights to adjacent property owners. Non-exclusive, non-obligatory rights of emergency access and maintenance is to be dedicated to Seminole County over the Drainage Easements.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officer named below and the corporate seal to be affixed hereto on _____

By: _____
Signature
By: Richard C. Babcock, Husband
Printed Name

By: _____
Signature
By: Elizabeth A. Babcock, Wife
Printed Name

Witness _____ Printed Name

WITNESS _____ Printed Name

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, that on _____ before me the individuals duly authorized to take acknowledgments in the state and county aforesaid, personally appeared Richard C. Babcock and Elizabeth A. Babcock, and are known to me or have produced the following identification _____ and he/she did/did not take an oath that he/she is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his/her free act and deed as such individuals thereunto duly authorized; and that said Dedication is the acts and deeds of said individuals.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Notary Public _____
Printed Name of Notary

PLAT
BOOK _____ PAGE _____

MONROE

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, that the individuals named below, being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates all Utility Easements and Drainage Easements shown hereon to the perpetual use of the public. The Drainage Easements are to provide reciprocal drainage rights to adjacent property owners. Non-exclusive, non-obligatory rights of emergency access and maintenance is to be dedicated to Seminole County over the Drainage Easements.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officer named below and the corporate seal to be affixed hereto on _____

By: _____
Signature
By: Steven T. Monroe, Husband
Printed Name

By: _____
Signature
By: Virginia Monroe, Wife
Printed Name

Witness _____ Printed Name

WITNESS _____ Printed Name

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, that on _____ before me the individuals duly authorized to take acknowledgments in the state and county aforesaid, personally appeared Steven T. Monroe and Virginia Monroe, and are known to me or have produced the following identification _____ and he/she did/did not take an oath that he/she is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his/her free act and deed as such individuals thereunto duly authorized; and that said Dedication is the acts and deeds of said individuals.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Notary Public _____
Printed Name of Notary

CERTIFICATE OF APPROVAL BY
SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON _____
SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVED THE FOREGOING PLAT.

COUNTY CHAIRMAN

ATTEST: _____
COUNTY CLERK

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____
2007 at _____ File No. _____

Clerk of the Circuit Court in
and for Seminole County, Florida

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all the requirements of chapter 177 and that said land is located in Seminole County, Florida.

JAMES R. SHANNON JR.
Florida Registration Number: 4671
SHANNON SURVEYING, INC. - LB#6898
499 North S.R. 434 - SUITE 2153
ALTAMONTE SPRINGS, FLORIDA, 32714

DATE

CERTIFICATE OF APPROVAL
BY COUNTY SURVEYOR

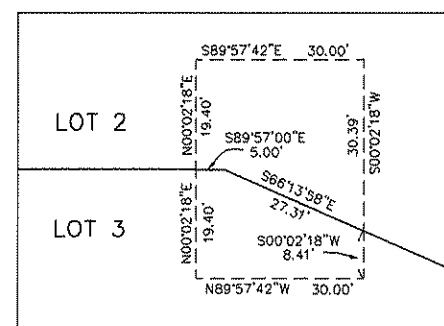
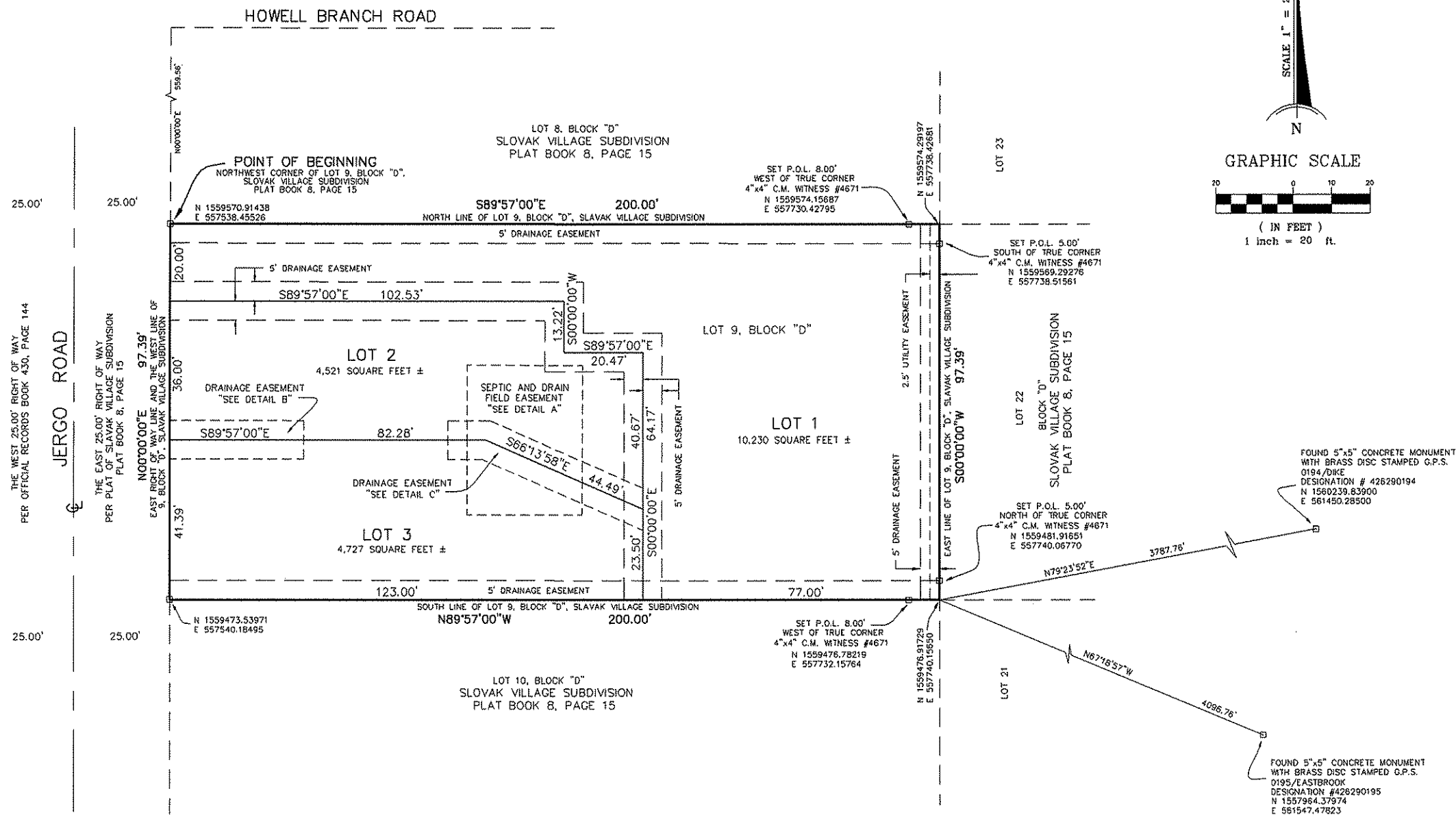
I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES.

STEVE WESSELS, P.L.S.
FLORIDA REGISTRATION NUMBER 4589
REPRESENTING SEMINOLE COUNTY, FLORIDA

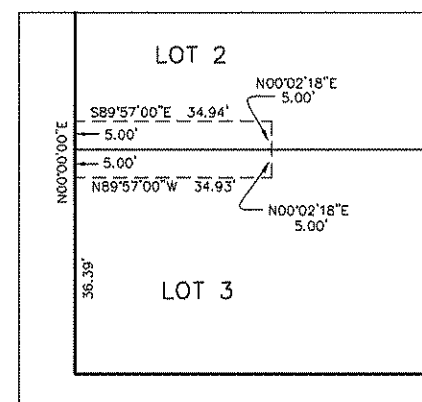
DATE

NOTE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

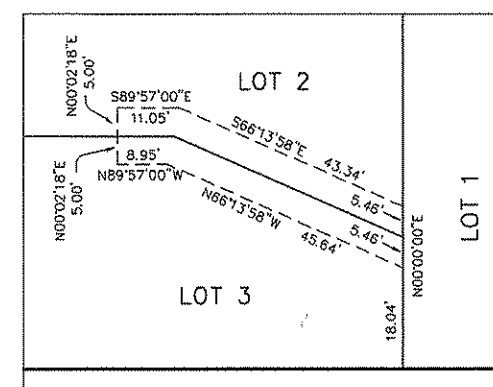
PLAT _____
BOOK _____ PAGE _____



DETAIL "A"



DETAIL "B"
DRAINAGE EASEMENT



DETAIL "C"
DRAINAGE EASEMENT

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